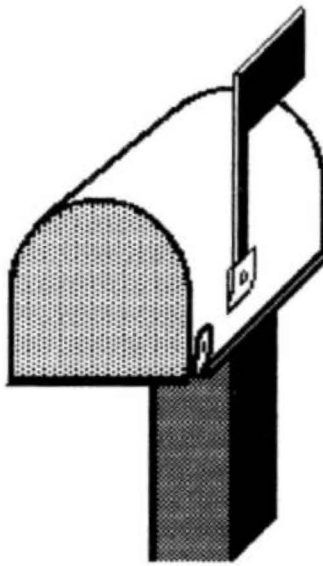


The Hawkins Lane Historic District **Development Guidelines Handbook**



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Introduction

The Hawkins Lane Historic District is a very special place. Located in a heavily-developed area with a substantial number of large, expensive homes, the district has a quiet, rural atmosphere and its residences are modest in both size and price. District property owners, moreover, are concerned with preserving their community and protecting those features that make it such a special place in which to live.

In 1987, their concern led to the establishment of The Ad Hoc Committee to Save Hawkins Lane. The goal of the Committee (composed of historic district and area property owners) is to maintain and protect the district's existing character while, at the same time, allowing for compatible growth and change. The Committee has a vision of a community in which both the "new" and the "old" coexist compatibly, thanks to careful planning and extensive community involvement in the planning process.

The Hawkins Lane Historic District Development Guidelines Handbook was prepared to help the Committee achieve this vision and to assist district property owners and residents in preserving the quiet, small-scale, intimate character of their community. The Handbook describes those qualities which contribute to the district's visual character; includes information on the County's Historic Preservation Ordinance and the Historic Area Work Permit (HAWP) process; and provides guidelines for district property owners planning alterations or new construction and county agencies (such as the Historic Preservation Commission) which must review and approve such plans.

The development guidelines are general in nature, to allow for flexibility in application, and they are to be used in conjunction with county land use regulations and The Secretary of the Interior's Standards for Rehabilitation, previously adopted by the county's Historic Preservation Commission (HPC). The Ad Hoc Committee proposes that the Montgomery County HPC also formally adopt the Guidelines for use in reviewing Historic Area Work Permit applications in the Hawkins Lane Historic District.

landscape of Hawkins Lane. Today this isolation is a joy. In a world dominated by Jim Crowe, it was a blessing.

I believe that the future generations of Montgomery County will thank us for preserving Hawkins Lane as an Historic District, as a reminder of the successful struggle of one group of Black Americans to rise from the shackles of slavery. James Hawkins bought some land and built a house for himself and his family. He helped the other members of his extended family to do the same. For three generations of Black Americans, Hawkins Lane provided protection, nurture and organization. For the current generation of residents, both Black and White, it does the same. It continues as a living neighborhood. I believe that these Guidelines are the best way to preserve this legacy.

Thomas L. Trumble, President
Ad Hoc Committee to Preserve Hawkins Lane

Preface

There is a Janus-like quality to preparing development guidelines for an historic district such as Hawkins Lane. The process requires that we carefully, critically, and simultaneously look both to our past and to our future. Our central task is to locate the historic reality of Hawkins Lane in terms that the future will value and that imperfect ordinances can protect.

To determine the historic reality of Hawkins Lane we examined both its social history and the personal histories of its residents. The social history was examined through a systematic study of deeds, tax records, census data, and plat maps. This documentary evidence is informative and important. But it only imperfectly illuminates the historic importance of Hawkins Lane for those who have lived here.

The social history of a place is not the same as the personal history of a place as it is experienced by its inhabitants. This portion of historic reality is captured in photo albums, anecdotes, and personal mementos that are carefully preserved and shared only with those who are valued and trusted. I was honored to be included in this group and to be able to experience the personal history of many of the current and past residents of Hawkins Lane. One important occasion was a party to celebrate the eighty-fourth birthday of Ella Hawkins, the granddaughter of James H. Hawkins, for whom the Lane is named. This party brought back to the Lane many of those who had lived here during the 1930's, 40's, 50's, and 60's when Hawkins Lane was an all-Black enclave completely surrounded by an all-White Chevy Chase. The "old-timers" told stories and shared photos of Hawkins Lane as it had been. They provided the intimate details of each house, the neighborhood garden, and why the Lane remained unpaved. They put faces on deeds and imbued events with meaning.

From this process of merging the social history of Hawkins Lane with the personal histories of its inhabitants, the historic reality of Hawkins Lane became clear: it is a neighborhood. It is a place that protects, nurtures, and organizes people who are joined by geography. It is this sense of neighborhood that we seek to preserve with these development guidelines. It is this sense of neighborhood that comes from our simple houses of similar scale, the absence of barriers between our houses, and the fronting of each house toward the Lane. The sense of neighborhood is reinforced by the Lane itself. Unpaved and uneven, it serves as a focal point for social interaction. It is a meeting place built to the scale of human beings rather than their automobiles.

Finally, our historic sense of neighborhood also is due to the rural character of our Lane that serves to isolate and to buffer us from the outside world. This rural character will be best maintained by preserving the magnificent trees -- poplars, oaks, and maples -- that dominate the

The Ad Hoc Committee to Save Hawkins Lane

The Ad Hoc Committee to Save Hawkins Lane was established in the mid-1980's in response to a proposed development project which threatened to destroy the district. A group of investors had acquired two and one half acres on Hawkins Lane and Jones Bridge Road, more than half of all the property in the district. Their initial redevelopment proposal included acquisition of the remaining properties, demolition of all existing residences, and construction of a large number of new townhouses. Although subsequent plans called for a scaled-back project, they would also have resulted in a substantial increase in building density and traffic and the destruction of the very qualities which the Ad Hoc Committee seeks to protect.

Hawkins Lane and Jones Bridge Road residents responded by forming the "Ad Hoc Committee to Save Hawkins Lane". The Committee met on several occasions with investors and county officials to devise a plan which would allow for both new development and the preservation of the existing community. Several proposals were discussed at length, but no final decisions were made and (as of January, 1991) no further actions have been taken by the investors.

The Committee also focused on other community problems such as the dumping of trash in the adjacent woods, illegal parking of commercial vehicles, and the deterioration of investor-owned properties. In addition, Committee members decided to apply for historic district status for Hawkins Lane and a portion of Jones Bridge Road, an action which had been under consideration for some time.

Establishment of the Historic District

The request for the establishment of a Hawkins Lane Historic District was based on the fact that (as the amendment recommending the district's placement on the county's Master Plan for Historic Preservation notes), the district is

"a unique and important historical resource in Montgomery County - an outstanding example of a black 'kinship' community which reflects the heritage and lifestyle of black citizens at the turn of the century and in the early 20th century. There are few intact, early black communities left in the county and even fewer which so clearly demonstrate the determination and legacy of one family - the Hawkins. Although the structures in the district are modest, they clearly reflect a sense of historic time and place. The district, as a whole, is an essential part of the county's history to be preserved, remembered, and appreciated."

Material on the history and character of the district was compiled by a preservation consultant hired by the Ad Hoc Committee with the assistance of a matching grant from the Montgomery County Historic Preservation Commission; the completed report was submitted to the Commission in the spring of 1989. As of January, 1991, designation as a historic district had been recommended by both the Montgomery County Historic Preservation Commission and the Montgomery County Planning Board and was awaiting consideration by the County Executive and the County Council.

The Hawkins Lane Historic District includes several properties on nearby Jones Bridge Road as well as all of Hawkins Lane, for a total of 3.81 acres; it does not include the Gilliland/ Bloom House at 4025 Jones Bridge Road, or the Hurley/Sutton House at 4023 Jones Bridge Road, each of which has been separately designated as an historic site. The district consists of most of the original three acres acquired late in the nineteenth century by James H. Hawkins, the ex-slave who founded the community, plus several tracts of land acquired by Hawkins' sons in the early decades of the twentieth century.

The district's significance is based primarily on its history as a late nineteenth century black kinship community, not on its architectural merit. Several district buildings, however, do have architectural significance in their own right, and (as the report recommending the district for placement on the Montgomery County Master Plan states) all district buildings "clearly reflect a sense of historic time and place." All district buildings, therefore, are considered to be "contributing" structures, that is, they contribute to the district's historical significance. (The historic district survey form, available at the Historic Preservation Commission office, provides a description of residential structures and the most historically significant of the "outbuildings").

The Ad Hoc Committee's decision to seek historic district status was prompted both by its desire to have the historic importance of the community recognized and by the fact that historic district designation would provide an additional tool for community protection. The County's Historic Preservation Ordinance, Section 24A of the Montgomery County Code, establishes an Historic Preservation Commission with the power to review and approve plans for alterations or new construction involving historic sites or districts. The Commission uses criteria set out in the ordinance to evaluate the effect of the plan on the site or district and (based on its evaluation) approves, disapproves, or approves with conditions the application for a Historic Area Work Permit. Work cannot proceed until the plans are approved and a Historic Area Work Permit is issued. The HPC's review authority is limited to alterations to the exterior of a historic site or to its setting and to new construction in historic districts.

The purpose of the Historic Area Work Permit process is to ensure that alterations and/or new construction will be compatible with the existing appearance and character of the historic site or district. (See Appendix 2 for additional information on HAWPs).

The History of Hawkins Lane

County land records indicate that the site of the Hawkins Lane Historic District was once part of a 700 acre tract called "Clean Drinking", granted to Colonel John Courts in 1700 by Charles, Lord Baron of Baltimore. The tract was purchased by Charles Jones in 1750, and the association of Clean Drinking (which at one point included some 1400 acres) with the Jones family continued well into the twentieth century; it is memorialized in the names of two area streets, Jones Mill Road and Jones Bridge Road.

The first Hawkins to be associated with the property was a prosperous white farmer from Prince George's County named James Hawkins, who, in 1825, bought for \$10,000 ".....all that part of a tract of land called Clean Drinking, a total of 400 acres....." from Clement Smith, who had acquired the property from a descendant of Charles Jones.⁽¹⁾ In 1867 Hawkins' relatives sold approximately 93 acres of the tract to the Reverend John Hamilton Chew of Washington, D.C., a prominent Episcopalian minister. It was the Reverend Chew's widow, Sophia, who, in February of 1893, sold three acres of Clean Drinking for \$300 to James H. Hawkins, an ex-slave who had been employed (as a freedman) by her husband; the sale set the stage for the development of a small black community on the site.

Although a relationship has not been definitely established between the "white" and the "black" James Hawkins, the 1853 Montgomery County Slave Census lists a white farmer, James Hawkins, Jr. (probably the son of the James Hawkins who acquired the property in 1825) as owning two slaves named James. It is conceivable that the younger of the two was the James H. Hawkins who bought three acres of Clean Drinking in 1893. (See page 4 of the Hawkins Lane Historic District Inventory Form for additional information).

By 1897, Hawkins had erected a two-story frame house for himself at the southwest corner of what later became Hawkins Lane and Jones Bridge Road. The first residence built on the Lane, it was destroyed by fire in the early 1920's.

1. Montgomery County Land Records, Y/80

After James H. Hawkins' death in 1928, his property was (in accordance with his will) divided equally among his twelve children; the Lane and the adjoining section of Jones Bridge Road were soon populated with homes built by members of the Hawkins family for themselves or for relatives and friends.

It is clear that James H. Hawkins (a truck farmer and part-time Methodist preacher) was determined that his children would be property owners. As a recent study of black communities in Montgomery County observes:

"The ability to own land was one of the most valued privileges among blacks in Maryland. Land ownership represented status, opportunity for prosperity, and potential stability for future generations." (Model Resource Preservation Plan for Historic Black Communities; Haiti-Martin's Lane, Rockville, MD, Draft, Peerless Rockville Preservation, Ltd., July, 1988, p.19.)

The history of the district's association with the Hawkins' family is a lengthy one, continuing to the present. All but six of the houses on the Lane were built by the children of James H. Hawkins for their own use, and they remained in the family for many years. Two of the Hawkins Lane properties are still owned by members of the Hawkins family, and James Hawkins' granddaughter, octogenarian Ella Hawkins, occupies one of them. On Jones Bridge Road, several properties still remain in the Hawkins family, while others were not sold to "outsiders" until the mid-1970's.

Established by a black, with the majority of dwellings built by -- and for -- blacks, the Hawkins Lane Historic District remained a black residential enclave and "kinship community" for well over half a century, with the houses owned and occupied primarily by one family. Although the community is now racially mixed, a number of the properties are still black-owned and the Hawkins family is still represented in the district. And, in spite of changes in the racial composition of the district, it has retained the strong sense of community cohesiveness which was originally based on ties of kinship.

The district continues to be an important link to an earlier period in the county's history, and a tangible record of the efforts of the county's black citizens to establish themselves economically and socially.

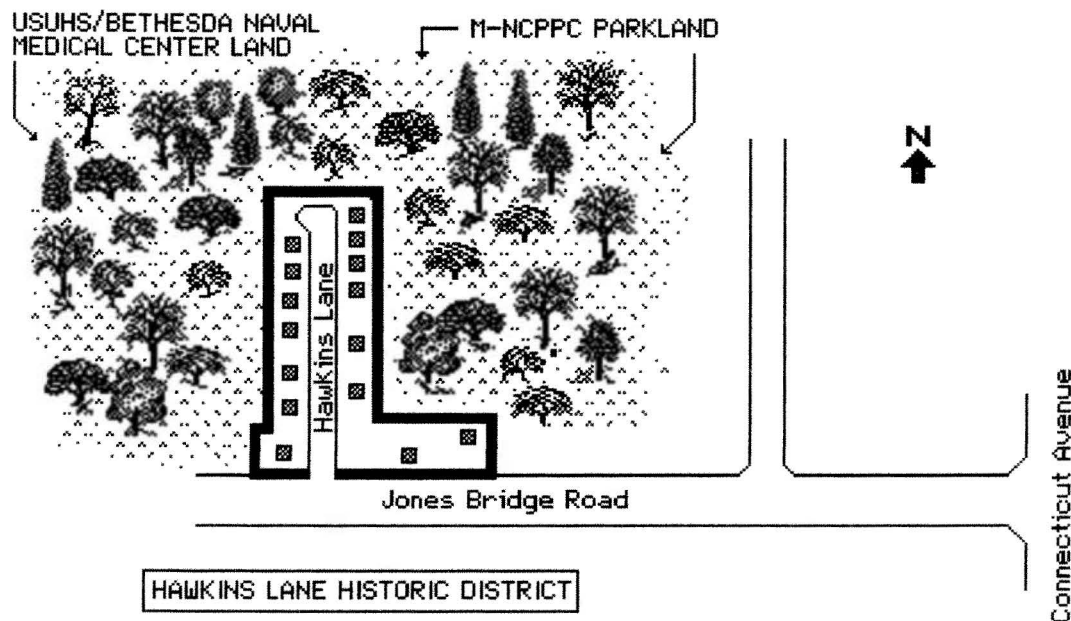
Historic District Characteristics and Development Guidelines

Every neighborhood, whether historic or not, has a visual character of its own. This section of the Handbook describes those features, both man-made and natural, which contribute to the visual character of the Hawkins Lane Historic District and sets forth guidelines for their retention and protection.

Setting: The Surrounding Area

The historic district is bounded on the north, east, and west by heavily-wooded, largely undeveloped, publicly-owned properties which provide a park-like setting and contribute to its quiet, rural character. The setting helps to mitigate, to some extent, the impact of heavily-trafficked Jones Bridge Road, which forms its southern boundary.

The district is located on the north side of Jones Bridge Road near the intersection of Jones Bridge and Connecticut Avenue in North Chevy Chase, Maryland. To the west and northwest are approximately 180 acres of federally-owned property occupied by the U.S. Naval Medical Center (NMC) and the Uniformed Services University of the Health Sciences (USUHS). A chainlink fence physically (but not visually) separates the rear yards of the residences on the west side of Hawkins Lane from the scenic USUHS campus.



Adjoining the federal property on the north and surrounding the district to the east are approximately 36 acres of wooded property belonging to the Maryland-National Capital Park and Planning Commission (M-NCPPC).

The property is undeveloped except for a recreation center which, in the summer, is screened by vegetation.

While these publicly-owned lands are not within the borders of the historic district and do not come under the jurisdiction of the HPC, any development (particularly of areas immediately to the north, east, and west) could adversely affect the district by altering its setting.

Guidelines:

- **Proposed alterations to publicly-owned lands abutting the historic district (including removal of vegetation and trees, changes to the topography, and construction of new buildings, roads, and recreational facilities) should be planned so as to have a minimal visual impact on the district.**
- **Proposed alterations should allow for the retention of those features (such as trees and open spaces) which contribute to the district's rural character.**
- **A buffer of trees and open spaces sufficient to preserve the rural character of the historic district should be maintained between the district and buildings or other facilities on the abutting properties.**

Setting: The Historic District

The character of the district is the result of a combination of factors, some natural and some man-made. As noted above, one of the most important is the pleasant setting provided by adjoining publicly-owned properties. In addition, within the district, such factors as vegetation, topography, open space, and the appearance of Hawkins Lane itself all contribute to the district's visual character.

Vegetation and Topography

The district's rural character is enhanced by an abundance of vegetation, particularly on Hawkins Lane, where, in the summer, trees and bushes screen residences from busy Jones Bridge Road and provide a park-like setting. On Jones Bridge Road, where there is less vegetation, heavily-treed rear lots provide a thick green canopy in the summer.

A survey of the vegetation in the district found that the principal hard wood trees are tulip poplars, white oaks, red oaks, box elders, and sugar maples. Ornamental trees include dogwoods, Japanese red maples, and red buds.

In addition, a number of evergreens, such as cedars, hemlock, and southern pine, are used to delineate boundaries and to serve as hedges.

Many of these trees, particularly the hard woods, are in excess of 10 inches in diameter and are mature, stately trees that significantly contribute to the rural appearance of the lane and its sense of separateness from the surrounding urban landscape. In addition, these trees serve as a major source of food and shelter for the over 35 species of birds that may be observed in the confines of the historic district. Their preservation is a sine qua non of the district's ambience.

The naturally uneven topography of the district has been retained, particularly on Hawkins Lane, further adding to its rural character.

A Historic Area Work Permit is necessary for major changes to the landscape in a historic district, including the removal of trees 6" or greater in diameter. A 1989 county zoning ordinance also places restrictions on the removal of trees in proposed subdivisions and requires that, under certain conditions, a permit be obtained for cutting trees.

Guidelines:

- **Existing trees and major shrubs within the historic district should be maintained.**
- **Plans for new development should provide for the retention of existing vegetation.**
- **Plans for new development or alterations to existing buildings and sites should provide for the retention of the natural topography of the land.**
- **Where trees or major shrubs must be removed (because of natural causes or construction damage), provision should be made for their replacement.**

Roads and Sidewalks

Access to the district is from Hawkins Lane, a narrow, two-lane, partially-unpaved, dead-end street which is very rural in appearance and from Jones Bridge Road, a busy four-lane thoroughfare which connects Connecticut Avenue and Rockville Pike. Hawkins Lane, which is a private roadway maintained by district residents, follows the path of the original road cut by Samuel Hawkins, one of James H. Hawkins' sons, in the early decades of the twentieth century.

The Lane begins at the entrance to the district on Jones Bridge Road, runs some 225 yards up a slight incline, and dead-ends at parkland owned by the Maryland-National Capital Park and Planning Commission. Because of the relatively small number of residences on the Lane and the fact that it is a dead-end street with little traffic, existing pedestrian access is adequate. Its rural character is accentuated by the absence of sidewalks and gutters.

Jones Bridge Road (which is shown on early 19th century maps of the area) is a busy arterial road measuring approximately 48 feet wide from curb to curb; the sidewalks on either side are approximately 4 feet in width. Right-of-way standards for arterial roads allow for a total width of 80 feet, for road pavement and sidewalks. Sufficient right-of-way exists, therefore, to widen Jones Bridge Road further, but widening of the northernmost lane, in particular, would have an extremely detrimental effect on the district.

Guidelines:

- **In order to protect the district's rural character, the existing appearance and configuration of Hawkins Lane should be maintained.**
- **The Lane should not be paved or widened or have curbs, gutters, or sidewalks added.**
- **If there is new construction, driveway cuts onto Hawkins Lane should be kept to a minimum in order to preserve the Lane's existing character and to reduce traffic.**
- **Plans for alterations to Jones Bridge Road (particularly an increase in the number of lanes) should take into account the potentially adverse impact on district residences on the north side of the Road. Road widening projects should be limited to the south side.**

Open Space

The rural character of the district is enhanced by the large proportion of open space created by vacant lots on Hawkins Lane and Jones Bridge Road, the generous "side-lots" between buildings on the west side of the Lane, and, (as noted above) the fact that rear yards "flow into" adjoining properties which are largely undeveloped.

Much of the vacant land in the district is part of the 2.5 acre parcel which investors have targeted for development, but the Ad Hoc Committee would like to see some of it used for other purposes. On the east side of Hawkins

Lane, for instance, the large, overgrown lot between 8815 and 8823 was once a well-tended garden. Because of its central location in the district, the Committee has discussed acquiring the lot for use as a community park and garden, utilizing both private and public funds, where possible (i.e.: state "Green Space Program" monies).

Similarly, the vacant lot at the northern end of the district on the west side of Hawkins Lane (not part of the 2.5 acre parcel mentioned above) is now used as a parking area and car "turn-around" by district residents. The Committee has also discussed the possibility of community acquisition to continue this use, since such a step would provide additional off-street parking and preserve existing open space.

The west side of Hawkins Lane is more densely developed, with only one vacant lot at the north end of the road. The east side (as noted above) has considerably more vacant land, a small part of which is heavily overgrown while the rest is relatively clear of vegetation.

Guidelines

- **Every effort should be made to preserve existing open spaces since they contribute to the rural quality of the district.**
- **New construction should be designed and sited so as to maximize the amount of open space retained.**
- **The size of existing side-lots on the west side of Hawkins Lane should be approximated if there is new construction on the Lane.**

Mailboxes

The rural-style mailboxes, clustered at the entrance to Hawkins Lane, are an important part of the visual character of the district.

Guideline:

- **The existing design and siting of Hawkins Lane mailboxes should be retained, to protect the district's rural character.**

Site Details

"Site Details" are those visual features associated most directly with district buildings and the sites on which they are located. Site details include building architecture or style, materials, scale, and massing; building

siting and setback; fences and other property markers; residential driveways, parking areas, and walkways; and landscaping. Building "side-lots" and rear yards (discussed above, under "open space") are also noteworthy site details.

On Hawkins Lane, the rural character of the district is reinforced by the fact that property boundaries are, for the most part, unmarked except by shrubs and other vegetation; landscaping around buildings is informal, and, in some cases, minimal; and there are a significant number of unpaved driveways and walkways, where they exist at all. In addition, the buildings are small-scale and exhibit a range of styles, materials, and massing more frequently associated with the unplanned development of rural areas than with the suburbs. The "patterns" created by building siting and setback also contribute to the visual character of the historic district.

Site details must be taken into account in planning for changes to buildings and/or the landscape or for new construction, if the visual character of the historic district is to be preserved.

Buildings: Architecture and Materials

Architectural style is, of course, very important to determining the historic district's visual character. Stylistically, the residential structures in the district are early-to-mid-twentieth century "vernacular" buildings, that is, they incorporate architectural elements from a wide range of styles rather than being of any single style or type. Such structures have been labelled "American folk housing" by one architectural historian, since they reflect local materials and craftsmanship but differ in appearance from region to region.

There are fifteen residences in the district, twelve on Hawkins Lane and three on Jones Bridge Road, and one or more "outbuildings" (sheds or garages) behind some of the houses. Simple in design, with little architectural ornamentation, district residences are one-three stories in height, with low hipped or gabled roofs. They are covered in a wide variety of materials, including wood shingle, aluminum and wood siding, and brick and stucco. On the whole, they have retained their original appearance and setting, with alterations generally limited to deck or room additions at the rear or side and changes to front porches.

A few of the buildings exhibit a more specific architectural style. Some are much-simplified versions of mid-nineteenth century rural cottages; others are characteristic of the bungalows and so-called "four-square" houses popular in the early decades of the twentieth century. In addition, one of the Jones Bridge Road structures is an excellent example of an early twentieth century Victorian vernacular farmhouse of the type once widely found in

the rural parts of the county. Characterized by strong vertical lines, a front-gabled metal-covered roof, and a front porch with turned and bracketed posts, few such structures remain in the Bethesda-Chevy Chase area. At the rear of this structure is a partially-demolished wood shed which is historically significant because it appears to date from the same early period as the house.

The remaining garages and sheds (primarily of wood or metal) are all of more recent vintage, dating from the mid-late twentieth century and (except in one case) detached and located at the rear of lots. The outbuildings contribute to the overall character of the district by creating a particular "pattern" of building placement and style (ie: detached rather than attached garages).

(See the historic district survey form, available at the HPC office, for building descriptions).

Buildings: Scale and Massing

Building scale is one of the most important factors in determining the character of the historic district. While a building's "size" can be defined as its dimensions in whole or in part, building "scale" is the size of a building "in proportion to" neighboring buildings, or to a passing pedestrian, or to its surroundings in general. That is, building scale is determined not by actual size but by how large it appears in relationship to people, other buildings, and the community.

Based on this definition, the buildings in the Hawkins Lane Historic District are decidedly "low-scale" or "small-scale" in appearance and are "in proportion" to their surroundings. Their small scale is important in contributing to the intimate, rural quality of the district.

Residents of the historic district are particularly concerned at the large scale of recent residential construction on the south side of Jones Bridge near Hawkins Lane. Incompatibly-scaled new construction in the district would destroy its visual character. It is extremely important, therefore, that scale be considered in planning for new construction and that new buildings be in scale with existing structures and the district as a whole.

Similarly, it is essential that additions to existing buildings or new construction be compatible in "massing" with existing structures and the district as a whole (massing can be defined as the "shape" or "form" of a building or its parts). Does the massing of an addition, for example, obscure or radically alter the form of the original structure or is a new building incompatible in massing with other buildings in the district? These are important considerations in planning for changes in the historic district.

Note that Historic Area Work Permits must be obtained for some types of exterior building work and for all new construction in the historic district. (See Appendix 2 for a more complete discussion of Historic Area Work Permits).

Guidelines:

Existing Buildings

- Exterior alterations and additions should be compatible in scale and massing and materials with existing buildings.
- The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it.
- Architectural elements which contribute to a building's character, including front porches, should be retained.
- Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive.
- Additions or alterations to existing outbuildings should follow the same guidelines as additions or alterations to residential structures, that is, they should be compatible with the existing structures in terms of scale, massing and materials.
- Where an outbuilding has particular historic significance because of its date of erection or other factors (as with the shed at the rear of 4113 Jones Bridge Road) every effort should be made to maintain and preserve it.

New Construction

- New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.
- New construction should take into account the vernacular character of existing structures and the wide variety of materials used.
- New garages should be detached in keeping with the prevailing style in the district.

- **Where a new outbuilding is erected, every effort should be made to ensure that it is compatible with residential buildings in terms of scale, massing, and materials.**

Siting and Setback

Building siting and setback are important because (as noted above) they help establish a "pattern" of buildings and open spaces in the historic district.

Historic district residences are sited to face the road, both on Hawkins Lane and Jones Bridge Road, an important consideration in planning the siting of new buildings. Outbuildings are generally sited at the rear of lots and garages are, in general, detached. Two exceptions to the latter are the built-in garages at the rear of 8818 and 8822 Hawkins Lane; neither garage is now used for its original purpose.

Distances between buildings on the west side of the Lane are generous, varying from approximately 23 to 60 feet. On the east side, the four small houses at the north end of the lane are approximately 20 feet apart, but large vacant lots currently separate the remaining structures on that side and on Jones Bridge Road east of Hawkins Lane.

Hawkins Lane setbacks range from 10 to 30 feet, with the average approximately 18 feet. On Jones Bridge Road, setbacks vary from approximately 25 to 40 feet.

Guidelines:

- **New construction should maintain the approximate setback and siting patterns established by existing buildings in the district, particularly those which are adjacent to or in close proximity to the new construction.**
- **Existing outbuilding siting patterns should be maintained, with new garages and other structures placed at the rear of lots.**
- **New construction should take the siting and setback of adjoining buildings into particular account.**

Landscaping

Landscaping in the historic district is informal, with most lots having small front lawns and a variety of foundation or boundary plantings.

Guideline:

- **Landscaping around new construction or existing buildings should be informal, in keeping with existing landscaping.**

Fences and Other Property Markers

Hawkins Lane residences are generally separated from one another and from the road by bushes and other vegetation rather than fences or walls. In a few instances, property lines are marked by low fences in a variety of materials and styles, the most prevalent being wood picket. There are also several metal fences and, in front of one house, a low, stuccoed concrete block wall.

On Jones Bridge Road, property lines are marked only by vegetation and there are no fences or walls separating houses from each other or from the road.

Guidelines:

- **Property owners should be encouraged to use shrubs and trees to mark boundary lines, where such marking is desired.**
- **Where fences are erected, they should be low and inconspicuous, and preferably wood picket or rail.**

Driveways, Parking Areas, and Walkways

Both paved and unpaved driveways and parking areas can be found on Hawkins Lane, with the majority being unpaved and covered with gravel; the two driveways serving houses in the district on Jones Bridge Road are paved. On the Lane, driveways range from 10-20 feet in width, with the average being 14 feet. On Jones Bridge Road, one driveway is approximately 8 feet wide, the other approximately 12 feet.

The entrances to some district residences are served by short, paved walkways and, in two instances, houses are surrounded on three sides with a walkway. The general absence of walkways, however, reinforces the rural character of the district.

Guidelines:

- **New driveways, parking areas, and walkways on Hawkins Lane and Jones Bridge Road should be compatible, in width,**

appearance and surface covering, with existing driveways, parking areas, and walkways.

- **The preferred driveway / parking area / walkway surfacing material on Hawkins Lane is gravel or dirt, since these materials are more compatible with the rural character of the district.**

County Zoning and Land Use Recommendations

As noted above, new development in the historic district can damage or destroy the district's character if it is not carefully planned, both in design and setting. The Bethesda-Chevy Chase Master Plan (adopted April, 1990) indicates that there is a 2.5 acre parcel in the district which is a potential development site. Under existing R-90 zoning (Single-Family Detached Residential), approximately three new single family detached homes could be constructed on the parcel; under the R-90 "Cluster Development" option, which is the recommended development alternative in the Master Plan for new subdivisions in the historic district the number could be as high as nine. (See Appendix 1.)

"Clustering" is an innovative approach to land use planning which allows for higher density in return for the preservation of open spaces and trees. In a cluster subdivision (unlike a subdivision governed by traditional zoning), lots can be of varying shapes and sizes and variations in setbacks are permitted. This flexible approach encourages increased preservation of open spaces, trees, and the natural topography of the land. It is an alternative method of development, not a different zoning category.

Proposals for cluster development are subject to the same review procedures as other subdivision plans. The Montgomery County Planning Board, in reviewing such plans, will be guided by existing site plan review procedures and any conditions for development which may have been laid down in the Master Plan.

Guidelines:

- **In reviewing proposed new subdivisions it should be noted that R-90 Cluster is the development alternative preferred by district residents and recommended in the Bethesda-Chevy Chase Master Plan.**
- **Both cluster and non-cluster subdivision plans should be compatible with the siting, setback, scale, and massing of existing buildings and should preserve the maximum amount of open space, vegetation, and the existing topography.**

- **In a subdivision plan, road cuts onto Hawkins Lane should be kept to a minimum and the existing character (width and paving) of the Lane retained. Curbs, gutters and sidewalks should not be considered for Hawkins Lane.**
- **The number of new units permitted should be determined by the compatibility of the site plan with surrounding structures and the visual character of the district, not by the maximum number of units allowed under existing zoning regulations.**
- **In order to accommodate new development in a manner compatible with the character of the district, it may be necessary for the County Planning Board to waive certain development regulations (such as the requirement for 25 feet of frontage on a public street for each new lot).**
- **New construction should not include the relocation of existing structures, since relocation is not compatible with the preservation of the district's existing character.**

APPENDICES

Approved and Adopted Amendment to the

Bethesda-Cherry Chase

M A S T E R P L A N

April 1990

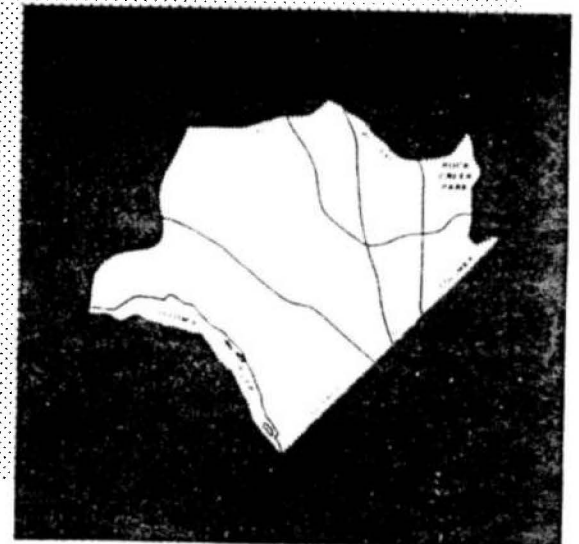
BETHESDA REGIONAL LIBRARY
7400 AMING DRIVE ROAD
BETHESDA, MARYLAND 20814-5329

REFERENCE

**Official Document
Prior To Printing of Approved and
Adopted Master Plan**



The Maryland - National Capital Park & Planning Commission
Montgomery County Planning Board



APPENDIX I

CHEVY CHASE LAKE PARCELS

PARCEL
C16

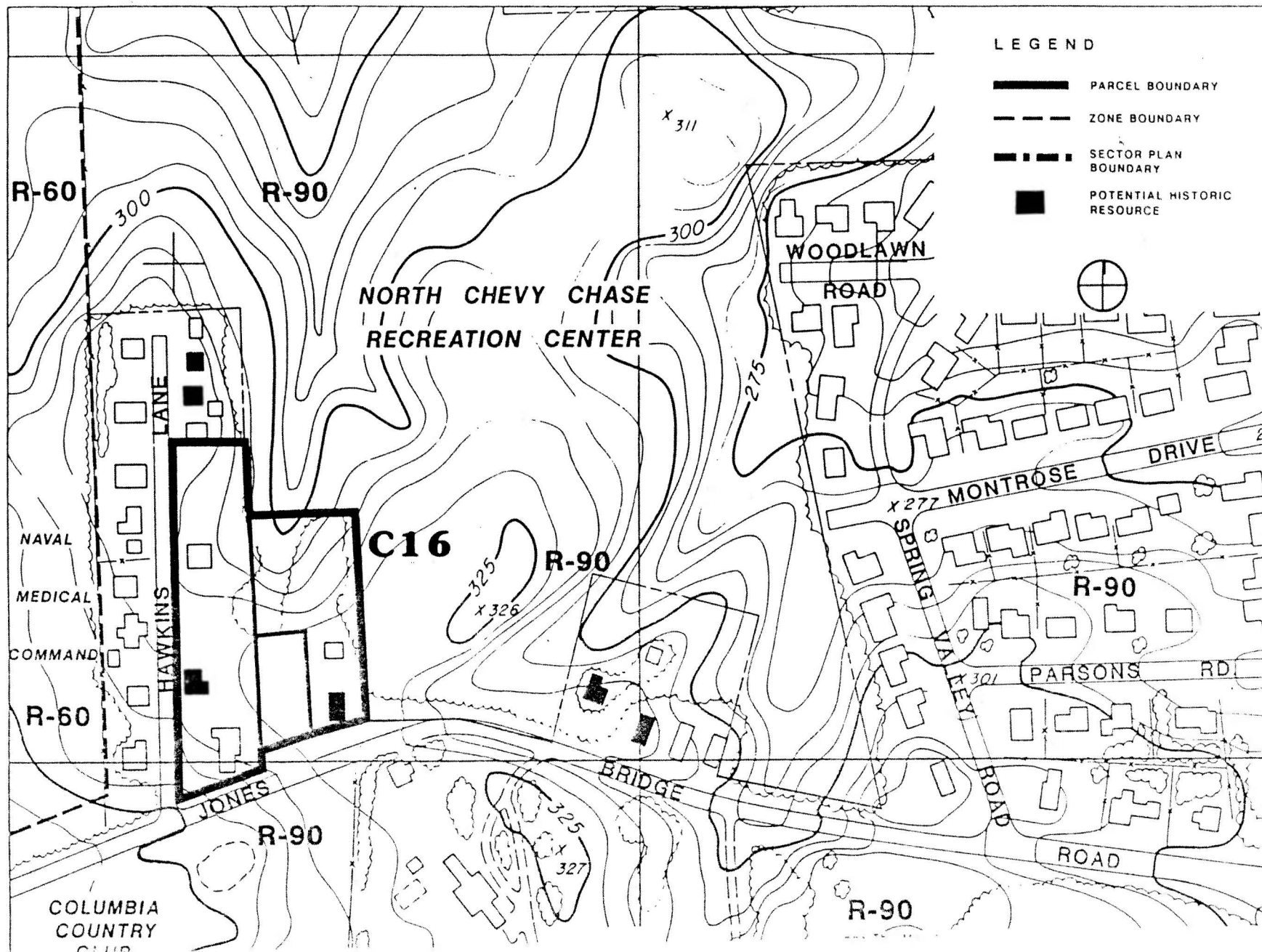


TABLE 3 (Cont'd.)

CHEVY CHASE LAKE LAND USE AND ZONING RECOMMENDATIONS

Parcel Identification (#, Location)		Estimated Area (Acres and/or Sq. Ft.)	Existing Use	Zone	Recommended Use	Zone	Conditions, Constraints, Comments	Rationale
C 14	Connecticut Avenue at Jones Bridge Road (SW)	22.5 acres	Vacant, Trees (Hughes)	R-90	Institutional Special Exception approved	R-90	<ul style="list-style-type: none"> - Site design should preserve significant areas of trees, address traffic noise, and improve pedestrian access in the area - Height to 2-3 stories - Limit coverage to 20% building; 50% land 	<ul style="list-style-type: none"> - Support County economic development goals - Enhance and protect the wooded character of the site
C 16	Jones Bridge Road, near Hawkins Lane (north)	2.5 acre	Single-family (7 du potential)	R-90	Single-family (9 du potential)	R-90 Cluster	<ul style="list-style-type: none"> - Support cluster of single-family detached on all or part of site, if would help preserve the single-family detached character of the Hawkins Lane area - Development should attempt to maintain the character of the Hawkins Lane private roadway - Note the potential historic district designation of the area 	<ul style="list-style-type: none"> - Consistent with nearby residential area on north side of Jones Bridge Road - Seek to protect the character of the Hawkins Lane community and roadway
C 17	Jones Bridge Road, near Hawkins Lane (south) P976, P978, P60	C17a-2.2 acres C17c-4.8 acres Total=7.0 acres	2 houses on large lots (20 du potential)	R-90	Town-houses (25 du potential)	R-90 Cluster	<ul style="list-style-type: none"> - Suitable for cluster, if combined parcels are five acres or more - Cluster could allow retention of houses and immediate environs - Address traffic noise in site design 	<ul style="list-style-type: none"> - Meet housing goals - Enhance and preserve character of site

8. Encourage public use spaces, such as a community courtyard, in the commercial area to offer: opportunities for casual interaction, linkage to pedestrian circulation and transit stops, public gathering space, and attractively landscaped open space. Also encourage the development of visual and physical connections to existing and future commercial areas.

LAND USE

This Plan recommends that, in general, the existing land use for this area be maintained and enhanced.

A number of specific parcels have been reviewed and have their own land use recommendations. These recommendations are shown on Table 3. This Plan also develops a series of recommendations for the Chevy Chase Lake retail center. **The land use recommendations do not assume possible transit service on the Georgetown Branch and will remain the same even if that service is provided.**

The land use recommendations for this area are summarized below:

1. Cluster development to preserve wooded properties and historic sites. (Parcels C 16, C 17, and C 18.)
2. Use R-90/TDR development to achieve County development and B-CC housing objectives including Moderately Priced Dwelling Units (MPDU's), on Parcel C 12.
3. Complete the approved institutional special exception use to support County economic development goals on Parcel C 14.
4. Allow for elderly or life care housing to meet a growing need, on Parcel C 12.
5. Identify conservation areas to encourage protection of environmentally sensitive areas and to allow for pathway access on Parcels C 9, C 10, and C 19.

Getting an Historic Area Work Permit

A Guide for Owners of Historic Property in Montgomery County, Maryland

When Is an Historic Area Work Permit Needed?

This permit is needed, in addition to any required county building permit, before any construction, demolition, or any other alteration to an historic site or structure within an historic district on the county's Master Plan for Historic Preservation.

Type of Work That Requires a HAWP (regardless of whether a building permit is required)

New construction
Additions
Partial/total demolition
Decks/porches/
Fences/walls
Drives/parking areas
Major landscape/grading
Tree removal
Siding/roofing changes
Window/door changes
Masonry repair/repoint
Signs
Any other work which alters the exterior features of an historic site or resource and requires a Montgomery County building permit

When Is a HAWP NOT Needed?

HAWPs are not needed for interior work, customary farming operations, or for ordinary maintenance to the exterior of the site which does not alter the exterior features of the historic resource. The HPC has no purview over color of materials used in painting or the color of replacement siding or roofing materials.

1. Apply for a building permit from the Department of Environmental Protection (DEP), 250 Hungerford Drive (Route 355), Rockville, telephone 301-738-3110. Because your property is designated as a site or as part of an historic district, ask for an Historic Area Work Permit (HAWP) application and submission requirements.

2. Complete application and return with required submissions to DEP. In every instance, you are required to include in your application a written description, site plan, photographs, and adjacent property owner addresses. Depending on the specific project, you may need to also submit a tree survey, construction plans, elevation drawings, and material specifications. The materials you receive from DEP indicate specific submissions requirements. If your submission is complete, DEP forwards it within three days to the Historic Preservation Commission (HPC). If incomplete, DEP will notify you promptly. Prior to filing your application for a **major** project, you may contact the HPC for a preliminary consultation, 51 Monroe Street, Suite 1001, Rockville, telephone 301-217-3625.

3. Upon receipt, HPC staff reviews your application and schedules a public appearance before the HPC. The public hearing is scheduled within 45 days from the day the application was filed with DEP. Notice of the scheduled hearing is published in a local newspaper and sent by mail to the applicant, owners of adjacent properties, and the appropriate Local Advisory Panel (LAP) if the site is located in an historic district.

4. The HPC holds a public hearing on your HAWP application. You and other interested parties are offered an opportunity to testify before the HPC. If there is opposition to the application, an opportunity for cross examination is made available. HPC staff recommendations are presented, with slides if appropriate. Comments, if any, by the LAP are also presented. In general, applicants are allowed 10 minutes for presentation; interested individuals are given 3 minutes; and groups are allowed 5 minutes.

5. Following formal closing of the hearing record, usually at the conclusion of your appearance and that of any interested parties, the HPC votes in public session on the application. The Commission has 15 days within which to make its decision public, a deadline that may be extended with consent of the applicant. In making a decision, HPC's options are to instruct DEP to (a) issue the permit as submitted; (b) issue the permit subject to certain conditions; or (c) deny the permit. If the HPC votes to deny your permit, the HPC is required to provide you with written notice of the reasons for the denial.

6. HPC's decision is transmitted to DEP staff, who officially issue or deny the HAWP in accordance with HPC's direction. In practice, most applicants whose applications are accepted by the HPC as submitted or with conditions, can pick up their permits the day after the public hearing.

7. If your application is denied, you may submit a new application or appeal the denial to the County Board of Appeals within 30 days of the Commission's decision. Board of Appeals decisions may be appealed to the Circuit Court.

HPC technical assistance is available to you throughout the application process.

Call 301-217-3625

CRITERIA FOR APPROVAL
OF
HISTORIC AREA WORK PERMITS

The Historic Preservation Commission's decision to approve an Historic Area Work Permit application and grant the permit, or to deny the permit, or to grant the permit subject to certain conditions, must be based on the following:

- The proposal will not substantially alter the exterior of an Historic Site or contributing buildings in an Historic Districts.
- The proposal is compatible with the Historic Site or Historic District.
- The proposal will enhance the preservation of the Site or District.
- The proposal is necessary to remedy unsafe conditions.
- The proposal is necessary in order that the owner is not deprived of reasonable use of the property.
- The general public welfare is best served by granting the permit.

HAWKINS LANE HISTORIC DISTRICT
CHEVY CHASE, MD 20815

Topo Map
(enlarged)



Legend:



Building footprint with
street address.

DDDD

Driveway Location



Carport



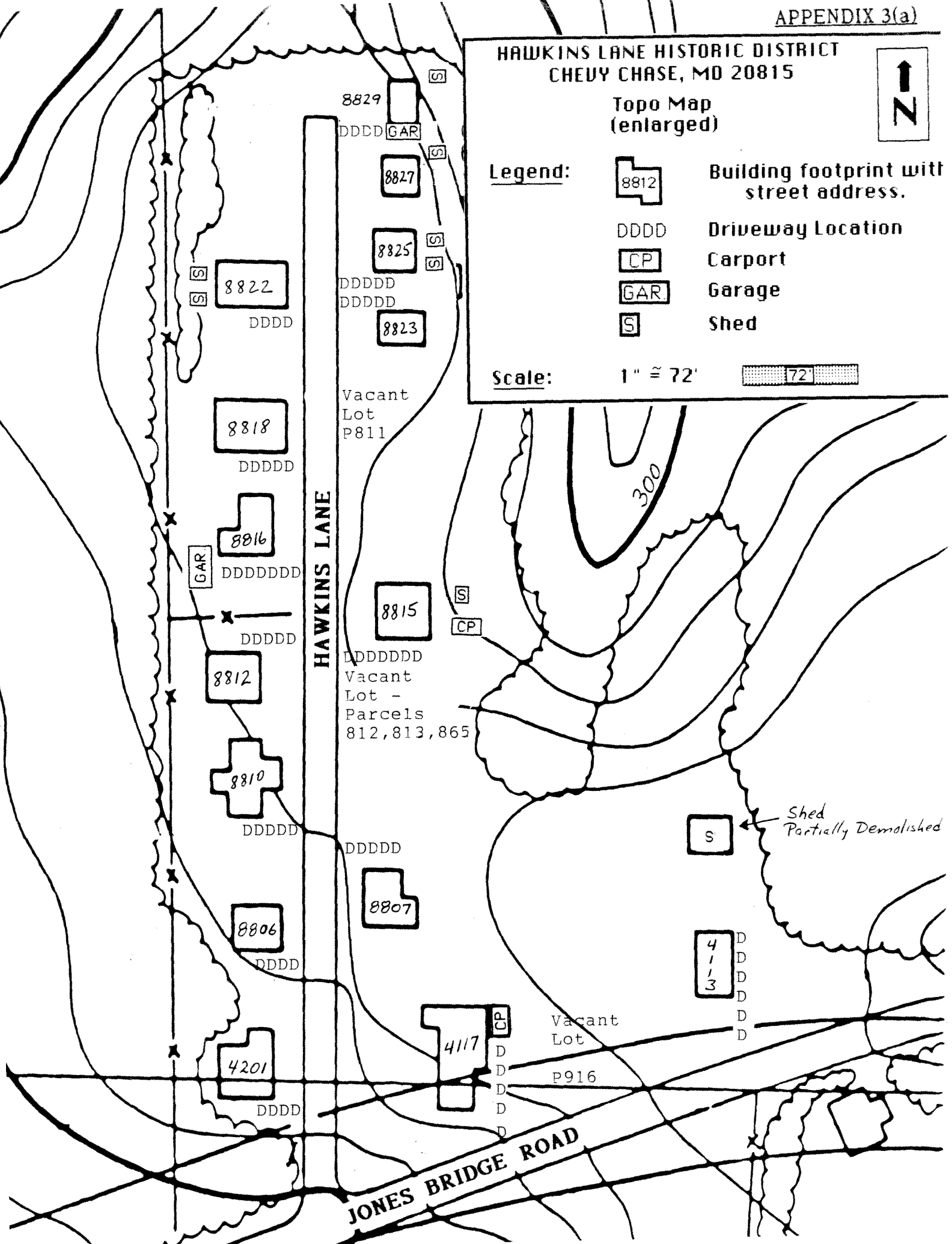
Garage



Shed

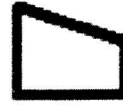
Scale:

1" \approx 72'



HAWKINS LANE HISTORIC DISTRICT
CHEVY CHASE, MD 20815

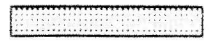
TAX MAP



Outline of District

SCALE:

1"=200'



M.N.

33

14

J.S.A.

1 / 331

.84 Ac.

P670

M.N.C.P. & P.C.

3388/604 6.69

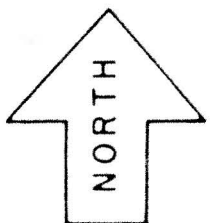
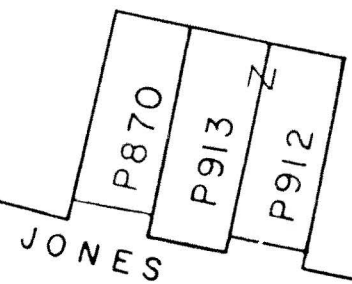
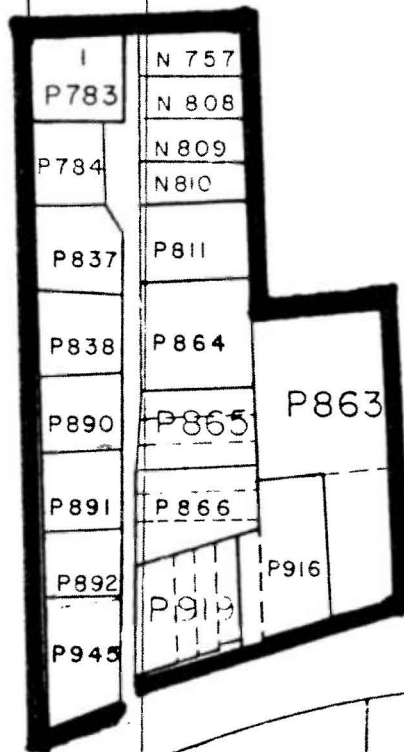
P695

M.N.C.P. & P.C.

3388/604

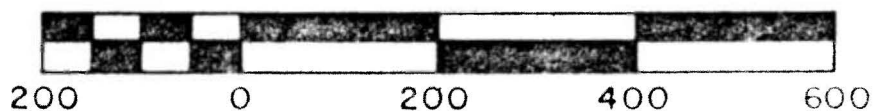
9.99 Ac.

P806



DIST.	CURRENT TO
7	7-1-90
13	7-1-90

SCALE 1" = 200'



Building and Site Data

(all footage is approximate)

House & Parcel Number	Set- back (feet)	Drive- way width (feet)	Bldg. height (feet)	No. of floors	Est. Square Footage	Lot Size (sq. ft.)
-----------------------------	------------------------	----------------------------------	---------------------------	------------------	---------------------------	--------------------------

Hawkins Lane

8806 (P892)	12	10	25	2	1400	4636
8807 (P866)	15	10	40	2	2200*	9969
8810 (P891)	24	20	20	1	2770*	5607
vac. (P865)						9969
8812 (P890)	30	20	20	1	1050	5739
8815 (P864)	20	18	20	1	950	9969
8816 (P838)	15	12	24	1	1730*	6398
8818 (P837)	20	15	20	1	900	7175
vac. (P811)						8548
8822 (P784)	20	15	20	1	1800*	7134
8823 (N810)	25	10	25	3	1350	4575
8825 (N809)	25	10	25	2	900	4753
vac. (P783)						7342
8827 (N808)	25	none	25	2	900	4670
8829 (N757)	25	12	25	2	1300	4734

Jones Bridge Road

4201 (P945)	40	8	25	2	1770*	8176
4117 (P919)	25	8	40	2	3000*	12864
vac. (P916)						12225
4113 (P863)	40	12	20	2	1600	31589

* includes full
basementApproximate distance between structures at:

4201 and 8806	47'	4113 and 4117	134'
8806 and 8810	54'	4117 and 8807	47'
8810 and 8812	23'	8807 and 8815	140'
8812 and 8816	60'	8815 and 8823	150'
8816 and 8818	37'	8823 and 8825	34'
8818 and 8822	56'	8825 and 8827	22'
		8827 and 8829	13'

Total Acreage in Historic District: 3.81 ac.

March 14, 1990

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
SUMMARY OF FINANCIAL INCENTIVES FOR HISTORIC PRESERVATION

I. Incentives available from Montgomery County

A. Montgomery County Property Tax Credit (217-3625).

1. Property tax credit equal to 10 percent of the amount expended on the restoration or rehabilitation of a commercial or residential site listed on the Master Plan for Historic Preservation (MPHP) in Montgomery County either individually or as an historic resource located within an historic district.
 - a. Allowed for tax year immediately following the year in which the work is completed.
 - b. Unused portion can be carried forward for five (5) subsequent tax years.
2. To be eligible for tax credit, the work must be:
 - a. Certified by HPC as contributing to the restoration or preservation of site.
 - b. Limited to exterior work under an approved Historic Area Work Permit.
 - c. Performed by a contractor licensed in Montgomery County.
 - d. Ordinary maintenance expenses exceeding \$1,000 for work certified by the Historic Preservation Commission (HPC) as having historic, architectural or cultural value to site upon review of:
 - (1) Detailed description of the work.
 - (2) Before and after pictures and receipts.

B. Home Improvement Loan Program administered by Montgomery County Department of Housing and Community Development's Division of Housing (217-3700).

1. Loans with low interest rates and monthly payments based upon ability to pay available to preserve historic properties listed on the MPHP in Montgomery County either individually or as an historic resource located within an historic district..
2. Requires certification of property owner's income eligibility.

C. Montgomery County Preservation Fund administered by the Historic Preservation Commission (217-3625).

1. Preservation grants to fund local historic preservation projects that promote public awareness and community involvement.

2. Eligibility criteria
 - a. Non-profit or charitable organizations chartered for the purpose of public education.
 - b. Requires 50-50 matching by organization
 - (1) Contribution may be any combination of cash or in-kind services.
 - (2) Verifiable by audit
3. Applications accepted annually in April and funds available at beginning of fiscal year.
- D. Easement program administered by HPC as described in Section 24A-13 of ordinance.

II. Incentives available from the State of Maryland (301-974-5000).

- A. State of Maryland 502H Subtraction for Preservation of Historic Property.
 1. Straight-line Maryland income tax deduction amortized over 60 months.
 - a. 100% of the costs of restoration or rehabilitation.
 - b. Expenses for ordinary maintenance are ineligible.
 2. To be eligible for the 502H subtraction, the work must be:
 - a. Designated by the Maryland Historical Trust (MHT) as a certified rehabilitation.
 - b. Interior and exterior restoration or rehabilitation of an historic property:
 - (1) Listed in the National Register of Historic Places.
 - (2) Located in a National Register Historic District or locally-designated historic district and is certified as being of historic significance to the district.
 - (3) Designated as an individual historic site by a certified local government.
 - (4) Owner-occupied and not used in a trade or business or held for the production of income.
 - c. Certified by MHT as conforming to the Secretary of the Interior's "Standards for Rehabilitation" following MHT's review of:
 - (1) Full description of the completed rehabilitation work.
 - (2) Before and after photographs of the interior and exterior of the building to document all repairs or alterations made.
 - (3) Drawings which indicate any changes made to the floor plan.

B. Maryland Historical Trust Gift Easement Program (301-974-5000).

1. Preservation easements protect a historic building's outside appearance or surrounding open spaces.
 - a. Restricts future development or changes.
 - b. Owner donates to non-profit entity.
 - c. Owner gets tax deduction based on the difference in the value of the property before and after the restrictions.
 - (1) Requires professional legal and tax advice.
 - (2) Associated expenses may be significant.
2. Site eligibility criteria:
 - a. Listed in the National Register of Historic Places.
 - b. Located in a National Register Historic District or locally-designated historic district and is certified as being of historic significance to the district.
 - c. Designated as an individual historic site by a certified local government.

C. Revolving Loan Fund administered by the Maryland Historical Trust (301-974-5000).

1. Funds for acquisition of, or capital improvements to all categories of historic real property.
2. Available to private individuals, non-profit organizations and foundations, business entities and political subdivisions.
3. Applications accepted on "first come, first served" must include at least two rejections from commercial lending institutions.
4. Maximum repayment term of twenty years.

D. State Capital Grant Fund administered by the Maryland Historical Trust (301-974-5000).

1. Funds for acquisition of or capital improvements to all categories of historic real property.
2. Average grant is \$30,000 from a average annual total of \$200,000 to 300,000 available in recent past.
 - a. Applications due no later than January 1.
 - b. Projects ranked as to likelihood of funding within 2 months of submission deadline.
 - c. Grant funds available 18 months after filing.

3. Matching requirements:
 - a. Non-profits, 0% match.
 - b. Individuals and Business entities, 25% match.
 - c. Political subdivisions, 50% match.
4. Projects for which funds are sought must be listed in or determined eligible for the Maryland Register of Historic Properties.
 - a. Projects considered in an open process using identical selection criteria.
 - b. Applications for assistance to properties owned by individuals or business entities require outstanding architectural or historical significance for selection.
5. Grant recipients must convey a perpetual historic preservation easement to the MHT in exchange for the grant funds.

III. Incentives available through Federal Tax Reform Act of 1986 (301-974-5000).

- A. 20 percent Investment Tax Credit (ITC) to owners or holders of a long-term lease or properties certified by the National Park Service and MHT and meet the following criteria:
 1. Income-producing commercial buildings:
 - a. Listed individually in the National Register of Historic Places.
 - b. Certified as contributing elements of historic districts listed in the National Register.
 - c. Contributing elements of historic districts designated by local certified government.
 2. Income-producing residential properties, as described in a, b and c if the design of the rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation.
 3. Substantial rehabilitation test.
 4. All other regulations associated with the use of the ITC.
- B. 10 percent ITC to owners or holders of long-term lease for buildings built before 1936 that meet specific criteria:
 1. Commercial income-producing properties.
 2. Substantial rehabilitation test.
 3. All other regulations associated with the use of the ITC.

SOURCES OF ADDITIONAL INFORMATION

Historic Preservation Specialist
Montgomery County Historic Preservation Commission
51 Monroe Street - Suite 1001
Rockville, MD 20850
(301) 217-3620

Montgomery County Division of Housing
51 Monroe Street
Rockville, MD 20850
(301) 217-3700

Maryland Historical Trust
Office of Preservation Services
21 State Circle
Annapolis, MD 21401
(301) 974-5000

Historic Preservation Planner
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 495-4570

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on The Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

Figure 3:
Topographic Map of Hawkins Lane
Historic District

HAWKINS LANE HISTORIC DISTRICT
CHEDY CHASE, MD 20815
Topo Map

Legend:

8812

Building footprint with street address.

DDDD

Driveway Location

Scale:

1" = 50'

↑

N

This topographic map illustrates the Hawkins Lane Historic District in Chedy Chase, MD 20815. The map features a grid of building footprints, each labeled with its street address. The buildings are situated along Hawkins Lane, which runs vertically through the center of the map. To the left of Hawkins Lane, the addresses 8822, 8818, 8816, 8812, 8810, 8806, and 4201 are shown. To the right, the addresses 8829, 8827, 8825, 8823, 8815, 8807, and 4117 are visible. A large building footprint at the bottom right is labeled 4113. The map also identifies several vacant lots: VACANT LOT P783, VACANT LOT P811, VACANT LOT PARCELS 812, 813, 865, and VACANT LOT P916. Driveway locations are marked with 'D' characters. The map includes topographic contour lines and a north arrow. A legend in the top right corner explains the symbols for building footprints, driveways, and scale. The scale is 1 inch = 50 feet. The map is titled 'Figure 3: Topographic Map of Hawkins Lane Historic District'.